



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 ELGIN MEADOWS Road, Calgary T2Z 0B7**

MLS®#: **A2192933**

Area: **McKenzie Towne**

Listing Date: **02/27/25**

List Price: **\$739,500**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 13-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **4,251 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,081**  
Low Sqft:  
Ttl Sqft: **2,081**

DOM

**38**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Low Maintenance Landscape,Underground Sprinklers**  
Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Water Softener**  
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	48`11" x 39`4"
Dining Room	Main	35`3" x 38`10"
Laundry	Main	17`6" x 22`8"
Game Room	Basement	45`5" x 37`9"
Bedroom - Primary	Upper	42`8" x 48`11"
Bedroom	Upper	41`7" x 39`11"
Bedroom	Basement	45`5" x 52`3"

Room	Level	Dimensions
Kitchen	Main	35`3" x 43`3"
Family Room	Main	46`9" x 55`3"
Bonus Room	Upper	42`1" x 40`5"
Furnace/Utility Room	Basement	32`0" x 53`10"
Bedroom	Upper	38`0" x 32`7"
Bedroom	Basement	32`0" x 45`11"
2pc Bathroom	Main	15`10" x 17`6"

5pc Ensuite bath  
4pc Bathroom

Upper  
Basement

26`6" x 30`4"  
32`7" x 18`10"

4pc Bathroom

Upper

26`6" x 16`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1014430

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Immaculate and exceedingly stylish 5 bedroom home loaded with updates! Gleaming hardwood floors, a neutral colour palette, central air conditioning and seemingly endless natural light immediately impresses upon entry. The front flex room is a versatile space for a comfortable sitting area, kids play space or an open and airy home office. Relaxation is promoted in the inviting living room in front of the beautifully updated gas fireplace. Show off your culinary prowess in the stunningly updated kitchen featuring stone countertops, GE Café stainless steel appliances, a pantry for extra storage and a large centre island to convene around. The adjacent dining room hosts larger meals as well as guests or head out to the expansive deck for casual barbeques. Also on this level is a handy powder room and a laundry room with Electrolux washer and dryer. Gather in the upper level bonus room and enjoy your downtime over movies and games nights or soak up the sunshine on the sunny west-facing balcony. Those beautiful hardwood floors continue to the upper level, no carpet! The primary bedroom is a true owner's sanctuary with a large walk-in closet and a luxurious ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece bathroom. Casual living awaits in the rec room in the finished basement with ample space for media, fitness, play and more. 2 additional bedrooms are also on this level along with another full bathroom. Spend the warm weather on the tiered deck in the low-maintenance backyard with built-in smart irrigation (both front and back). Automatic landscaping lighting adds to the allure of this wonderful outdoor space. The insulated, drywalled and heated garage even includes a subpanel for electric vehicle charging. This unparalleled community boasts a splash park in the summer, a winter skating rink and many playgrounds, parks and green spaces. Schools are within walking distance as are transit and the extensive pathway system that winds around the neighbourhood. A wide range of amenities, groceries, diverse shops and numerous eateries are found along High Street in this quaint community with a small-town feel. Close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of additional restaurant options. This wonderful home exudes pride of ownership throughout with an unsurpassable location!**

Inclusions:  
Property Listed By:

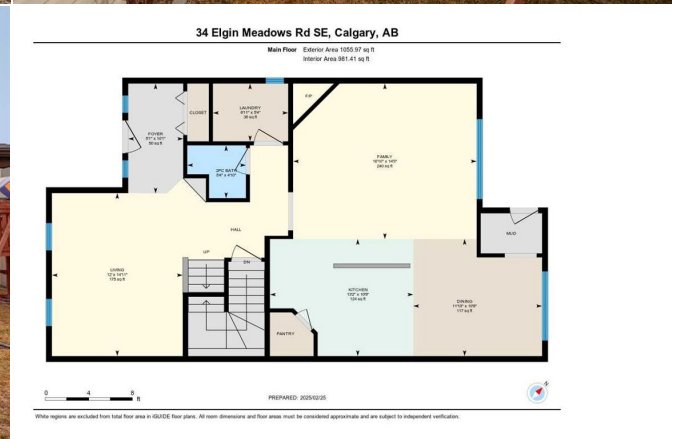
**NA**  
**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









34 Elgin Meadows Rd SE, Calgary, AB

2nd Floor Exterior Area 1025.98 sq ft  
Interior Area 955.16 sq ft



PREPARED: 2025/02/25



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

34 Elgin Meadows Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 1012.24 sq ft  
Interior Area 903.22 sq ft



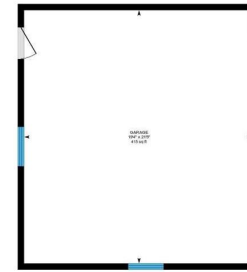
PREPARED: 2025/02/25



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Garage Excluded Area 458.87 sq ft



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